



**40 LEVEN ROAD,  
ULVERSTON,  
LA12 9FH**

**£350,000**

#### FEATURES

- |                                          |                                                      |
|------------------------------------------|------------------------------------------------------|
| Excellent Modern Detached Family Home    | Three Bedrooms, Main with Ensuite                    |
| Popular Residential Location             | Modern Family Bathroom                               |
| Very Well Presented Throughout           | Double Width Drive & Single Garage                   |
| Open Plan Living/Dining Room             | A Great Home Perfect For A Range Of Buyers           |
| Stylish Fitted Kitchen & Ground Floor WC | Gas CH System , UPVC DG & Level Enclosed Rear Garden |



A stylish modern detached home situated in this popular modern development to the edge of the most popular market town of Ulverston. This excellent property has been owned since construction by the current occupiers and is well presented throughout with light neutral decor and modern stylish fittings. Set on a pleasant plot with a double width driveway, single garage and enclosed level rear garden. The property has a gas central heating system and uPVC double glazing, and offers an excellent open plan ground floor design with an open living/dining room, fitted kitchen, inner hall and WC, and to the first floor there are three bedrooms, main ensuite and family bathroom. The location is perfect being to the edge of Ulverston with access to its local amenities, leisure and sports facilities, offering a stylish home ideal for a wide range buyers from the professional couple to young family. Early internal viewing is both invited and recommended to appreciate this excellent home.

The property is accessed through a composite double glazed front door which opens to:

#### **ENTRANCE HALL**

UPVC double glazed window, coat hooks to the wall and a radiator. There is also a feature woodgrain laminate style floor which runs from the hall through into the adjacent:

#### **LOUNGE/DINER**

An excellent room offering a light and airy space for both living and dining purposes. There is a uPVC double glazed window to the front and PVC double glazed French doors to the rear garden, plus two radiators, light white décor, three ceiling light points and a door to the inner hall. Open access to:

#### **KITCHEN**

Fitted with a range of base, wall and drawer units with light woodgrain worktop over incorporating stainless steel bowl and a half sink unit with drainer, mixer tap and splash back tiling. Electric hob with stainless splashback and cooker hood above, built-in double oven and a fridge/freezer with matching decor panels. There is space and plumbing for a slimline dishwasher, a uPVC double glazed window has a blind and looks to the rear

garden. Complete with inset lights to the ceiling, an integrated smoke alarm and a continuation of the flooring from the lounge/diner.

#### **INNER HALL**

From the inner hall the staircase leads to the first floor and has a radiator and a door to the ground floor WC. UPVC double glazed window with blind to the half landing, and the landing itself has an access point to the loft, white doors to the bedrooms and bathroom, plus a door to a built-in storage cupboard.

#### **WC**

Corner pedestal wash hand basin with tiled splashback and mixer tap, WC with concealed cistern and push button flush, radiator, tile effect flooring and an extractor fan.

#### **BEDROOM**

Well-presented and appointed double bedroom with light decor to the walls and ceiling, a radiator and uPVC double glazed window with blind to the front. Built-in wardrobe to one wall with cream sliding doors and door to:

#### **ENSUITE**

Three-piece suite in white comprising of a folding glazed door to the shower cubicle with thermostatic shower, wall hung wash hand basin and WC with concealed cistern and push button flush. There is a chrome ladder style towel radiator, tile effect flooring and further tiling to the cubicle and half the walls. Complete with a uPVC double glazed pattern glass window, inset lights to the ceiling and an extractor fan. A complement to this excellent master bedroom.

#### **BEDROOM**

Pleasant double bedroom to the rear of the property with further light decor to the walls and ceiling, a uPVC double glazed window to the rear with blind offering a view down to the rear garden, plus a radiator and ceiling light point.

#### **BEDROOM**

A further good bedroom with light neutral décor, a radiator and a uPVC double glazed window with blind to the front. The room offers ample space for a single bed and furniture.



## BATHROOM

Fitted with a modern three-piece suite in white comprising of a wall hung wash hand basin with mixer tap, WC with concealed cistern and push button flush, and a panel bath with glazed shower screen, plus over bath mixer tap shower. There is tiling to the splashback in an attractive neutral shade with a central border, a chrome ladder style towel radiator, inset lights to the ceiling, an extractor fan and uPVC double glazed pattern glass window. Overall, a well-appointed family bathroom.

## EXTERIOR

To the front is a double width drive with access to the garage. There is an area of lawn to the side and young hedging plants to the front, plus access to the side leading to the rear garden. The rear garden has a lower patio area adjacent to the French doors and is fenced and enclosed with a lawn and gives access to the side. It has great potential for landscaping and development.

## GARAGE

A single garage accessed through an up and over door. There are electric light and power points, plumbing for a washing machine, and the gas boiler for the central heating and hot water systems.



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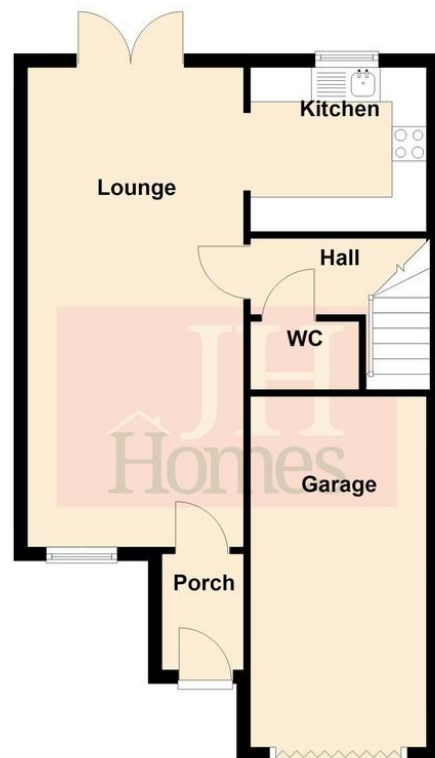
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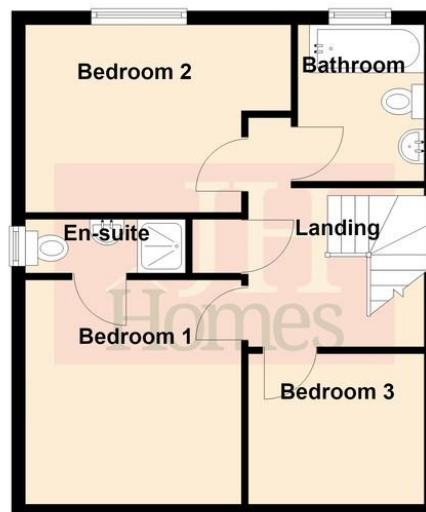
### Ground Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



### First Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 90.9 sq. metres (978.2 sq. feet)

### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

### DIRECTIONS:

From the Ulverston office turn left at Market Street, and at the Market Cross opposite the Farmer's Arms pub, turn left onto Queen Street. Continue to the end of Queen Street turning left at the traffic lights and then turn right at the next set onto Victoria Road. Continue along Victoria Road and under the bridge, the road then becomes Park Road. Proceed to the end and turn right onto Priory Road. Continue out of Ulverston with the Leisure Centre and Pool on your left and after a short distance after Bardsea Caravan Park on the right, turn right into Leven Road. Continue up the hill and the property can be found towards the top of the road on the right just after the turn to Cinder Road on the Left.

It can also be found by using the following "What Three Words" <https://w3w.co/curated.impressed.arts>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

